



Channel Islands
CALIFORNIA STATE UNIVERSITY

SITE AUTHORITY
CSU Channel Islands
Camarillo, CA 93012
805-437-3169

July 1, 2026

RE: Annual Brush Clearance/Fire Abatement Activities in University Glen.

To Whom It May Concern:

The University Glen Community in cooperation with the Ventura County Fire Department directs the University Glen Common Area Maintenance's landscaping vendor to complete brush clearance activities which are reviewed by the Ventura County Fire Prevention Supervisor on or before June 1st of each calendar year. This clearance activity includes verifying brush is cleared from a minimum distance of 100-foot for structures per Appendix W of Ventura County Fire Department Ordinance 31 effective January 1, 2020.

The certificates of completion of the brush clearance activities for calendar year 2026-2027 for the three parcels making-up University Glen are attached along with the corresponding parcel map for reference.

University Glen Common Area Management meets the requirements for the brush clearance/fire abatement in Ventura County, California, the County in which University Glen is located.

Let us know if you have any questions.

Respectfully submitted,

CSUCI Site Authority.

Enclosed: CSU Channel Islands Site Authority Property Program Insurance Summary
7/2026 - 7/2027

Alliant Insurance Services, Inc.
560 Mission Street
6th Floor
San Francisco, CA 94105
Toll Free Voice (877) 725-7652
Fax: (415) 403-1466



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/29/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Alliant Insurance Services, Inc. 560 Mission Street, 6th Floor San Francisco, CA 94105	PHONE (A/C, No, Ext): 415-403-1400	COMPANY Berkshire Hathaway Specialty Insurance	
FAX (A/C, No): 415-874-4810	E-MAIL ADDRESS: vrin@alliant.com		
CODE:	SUB CODE:		
AGENCY CUSTOMER ID #:			
INSURED CSU Channel Islands Site Authority One University Drive Camarillo, CA 93012	LOAN NUMBER	POLICY NUMBER APIP2627	
EFFECTIVE DATE 07/01/2026		EXPIRATION DATE 07/01/2027	☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION
See Below

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☐ SPECIAL ☒ All Risk

COVERAGE / PERILS / FORMS

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
All Risk Of Direct Physical Loss Or Damage Including Flood for Real Property and/or Personal Property As Per Schedule On File With Company	\$25,000,000 Loss Limit Per Occurrence	See Below
Repair or Replacement Cost Valuation Subject to Policy Provisions	Flood \$50,000,000 Per Occ. & Annual Agg	
Subject To Policy Terms, Conditions And Exclusions		

REMARKS (Including Special Conditions)

This coverage is subject to the terms within the Ground Sublease between California State University Channel Site Authority / University Glen and the Homeowners.
Deductibles: Subject to Scheduled Locations Only
All Risk: All Risk: \$5,000 Per Occurrence
Flood: \$500,000 Per Occurrence - Flood Zones A & V
\$100,000 Per Occurrence - All Other Flood Zones
Evidence of coverage only.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS __Evidence of Insurance__	ADDITIONAL INSURED ☐	LENDER'S LOSS PAYABLE ☐	LOSS PAYEE ☐
	MORTGAGEE ☐		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			



**CSU Channel Islands Site Authority
Alliant Property Insurance Program (APIP)
Insurance Summary
July 1, 2026 – July 1, 2027**

Insurer:

Alliant Property Insurance Program (APIP) – Various Insurers – See attached

Total Insured Value: \$85,492,743

Limits:

\$1,500,000,000	Per Occurrence: all Perils, Coverages (subject to policy exclusions) and all Named Insureds (as defined in the policy) combined, per Declaration, regardless of the number of Named Insureds, coverages, extensions of coverage, or perils insured, subject to the following per occurrence and/or aggregate sub-limits as noted below
\$50,000,000	Flood Limit - Per Occurrence and in the Annual Aggregate (for those Named Insured(s) that purchase this optional dedicated coverage) (Combined with Campus)
\$10,000	Per Occurrence for losses to locations in Tier 1 and/or Tier 2 Counties and resulting from a Named Windstorm
Not Covered	Earthquake Shock - Per Occurrence and in the Annual Aggregate (for those Named Insured(s) that purchase this optional dedicated coverage).
\$100,000,000	Boiler and Machinery Limit

Policy Basis:

Loss Valuation - Repair or Replacement Cost

Deductibles for Specific Perils and Coverages:

\$5,000	Per Occurrence (Real Property) – CSU Channel Islands Site Authority
\$2,500,000	Flood - Zones A & V
\$2,500,000	Flood - All Other Zones
Not Covered	Earthquake Shock
24 Hours	Waiting Period for Service Interruption for All Perils and Coverages
24 Hours	Waiting Period for Ingress/Egress
24 Hours	Waiting Period for Civil Authority

Sub-Limits:

\$200,000,000	Combined Business Interruption, Rental Income and Tuition Income (and related fees). However, if specific values for such coverage have not been reported as part of the Named Insured's schedule of values held on file with Alliant Insurance Services, Inc., this sub-limit amount is limited to \$500,000 per Named Insured subject to maximum of \$2,500,000 Per Occurrence
\$100,000,000	Extra Expense
\$25,000,000	Miscellaneous Unnamed Location – <i>subject to policy limitations</i>

This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed policy(ies) and is not intended to reflect all the terms and conditions or exclusions of such policy(ies). Moreover, the information contained in this document reflects coverage as of the effective date(s) this document was created and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed policy(ies) and the policy(ies) listed are subject to all the terms, exclusions and conditions of such policy(ies).

CSU Channel Islands Site Authority Alliant Property Insurance Program (APIP) Insurance Summary July 1, 2026 – July 1, 2027

\$50,000,000	Automatic Acquisition – <i>subject to policy limitations</i>
\$1,000,000	Unscheduled Landscaping, tees, sand traps, greens, athletic fields and artificial turf; however, replacement of trees, plants and shrubs will be limited to the actual size of the destroyed plant, tree or shrub at the time of the loss up to a maximum size of 25 gallons per item but not to exceed \$25,000 per item for existing Named Insureds
\$5,000,000	Scheduled Landscaping, tees, sand traps, greens, athletic fields and artificial turf; however, replacement of trees, plants and shrubs will be limited to the actual size of the destroyed plant, tree or shrub at the time of the loss up to a maximum size of 25 gallons per item but not to exceed \$25,000 per item, subject to 110% of the scheduled values, whichever is greater
\$50,000,000	Errors & Omissions - This extension does not increase any more specific limit stated elsewhere in this policy or Declarations
\$25,000,000	Course of Construction and Additions (including new) for projects with completed values not exceeding the sub-limit shown
\$500,000	Money & Securities for named perils only as referenced within the policy, however fraudulent impersonation, fraudulent instruction, or similar events are excluded
\$2,500,000	Unscheduled Fine Arts
\$250,000	Accidental Contamination per occurrence and annual aggregate per Named Insured with \$500,000 annual aggregate for all Named Insureds per Declaration
\$100,000,000	Increased Cost of Construction due to the enforcement of building codes/ ordinance or law
\$25,000,000	Transit physical damage only
\$2,500,000	Unscheduled Animals; not to exceed \$50,000 per animal, per occurrence
\$2,500,000	Unscheduled Watercraft; up to 27 feet
\$25,000,000	Off Premises Services Interruption including Extra Expense resulting from a covered peril at non-owned/operated locations
\$3,000,000	Contingent Business Interruption, Contingent Extra Expense, Contingent Rental Values and Contingent Tuition Income separately.
\$2,500,000	Unscheduled Vacant Building
\$100,000	Per Occurrence with a \$1,000,000 Annual Aggregate per Declaration for Mold/Fungus Resultant Damage as more fully defined in the policy
\$2,500,000	Claim Preparation Expenses
\$50,000,000	Expediting Expenses
\$100,000,000	Interruption by Civil Authority Per Occurrence, Per Named Insured for the actual loss sustained during the period of time not exceeding 30 days when, as a direct result of physical loss or damage caused by a covered peril(s) specified by this Policy and occurring at property located within a 10-mile radius of covered property, access to the covered property is specifically prohibited by order of a civil authority

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**CSU Channel Islands Site Authority
Alliant Property Insurance Program (APIP)
Insurance Summary
July 1, 2026 – July 1, 2027**

\$100,000,000	Ingress/Egress Per Occurrence, Per Named Insured for the actual loss sustained during the period of time not exceeding 30 days when, as a direct result of physical loss or damage caused by a covered peril(s) specified by this Policy and occurring at property located within a 10-mile radius of covered property, ingress to or egress from the covered property by this Policy is prevented
\$1,400,000,000	Terrorism Annual Aggregate (shared by all members)

Exclusions: Including but not limited to....

- Seepage & Contamination
- Mold - as more fully described in the Master Policy Wording or otherwise provided when Pollution Liability Coverage is purchased, and as defined in the coverage Summary.
- Loss or damage caused by or resulting from moths, vermin, termites, or other insects, inherent vice, latent defect, faulty materials, error in design, faulty workmanship, wear, tear or gradual deterioration, rust, corrosion, wet or dry rot, unless physical loss or damage not otherwise excluded herein ensues and then only for such ensuing loss or damage.

Claims Administrator:

Alliant Insurance Services
560 Mission Street, 6th Floor
San Francisco CA 94105
Toll Free Voice: (877) 725-7652
Fax: (415) 403-1466
Email: elaine.tizon@alliant.com

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**VENTURA COUNTY FIRE DEPARTMENT****FIRE PREVENTION BUREAU****2400 Conejo Spectrum Street****Thousand Oaks, CA 91320****fire.venturacounty.gov****Office: 805-389-9759 Fax: 805-388-4356**

VCFD 121 – DEFENSIBLE SPACE COMPLIANCE REPORT

Assessor Parcel Number: **2340070220**Approval Date: **6/6/2026 12:00:00 AM**Property Location: **93012**

This report and any approval of compliance with defensible space requirements is based on the condition of the Property Inspected as of the Date of Inspection. Property owners are advised that defensible space requirements, including the responsibility to maintain defensible space from structures, apply throughout the year.

If you receive a Notice to Abate Fire Hazard after the date of this Compliance Report, additional defensible space work may be required. Please contact the fire station listed on the Notice to Abate Fire Hazard for more information.

This report may be disclosed as documentation that the Property Inspected complies with

Public Resource Code Sec 4192, Government Code Sec 51182 or the VCFD Fire Hazard Reduction Program (FHRP) (i.e., the Department's vegetation management ordinance) as of the Date of Approval as required by California Civil Code section 1102.19.

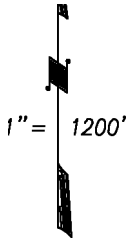
Requirements for defensible space, fire hazard clearance, and general fire safety can found on our website at [VCFD.org](https://www.vcfcd.org) or [VCFHRP.org](https://www.vcfhrp.org)

Advisory Notice: If you sell or transfer your property, you must notify the new owner of the requirements regarding defensible space and to maintain the property clear of any fire hazard. To receive future notices, you must notify the Ventura County Assessor's office of any mailing address change.

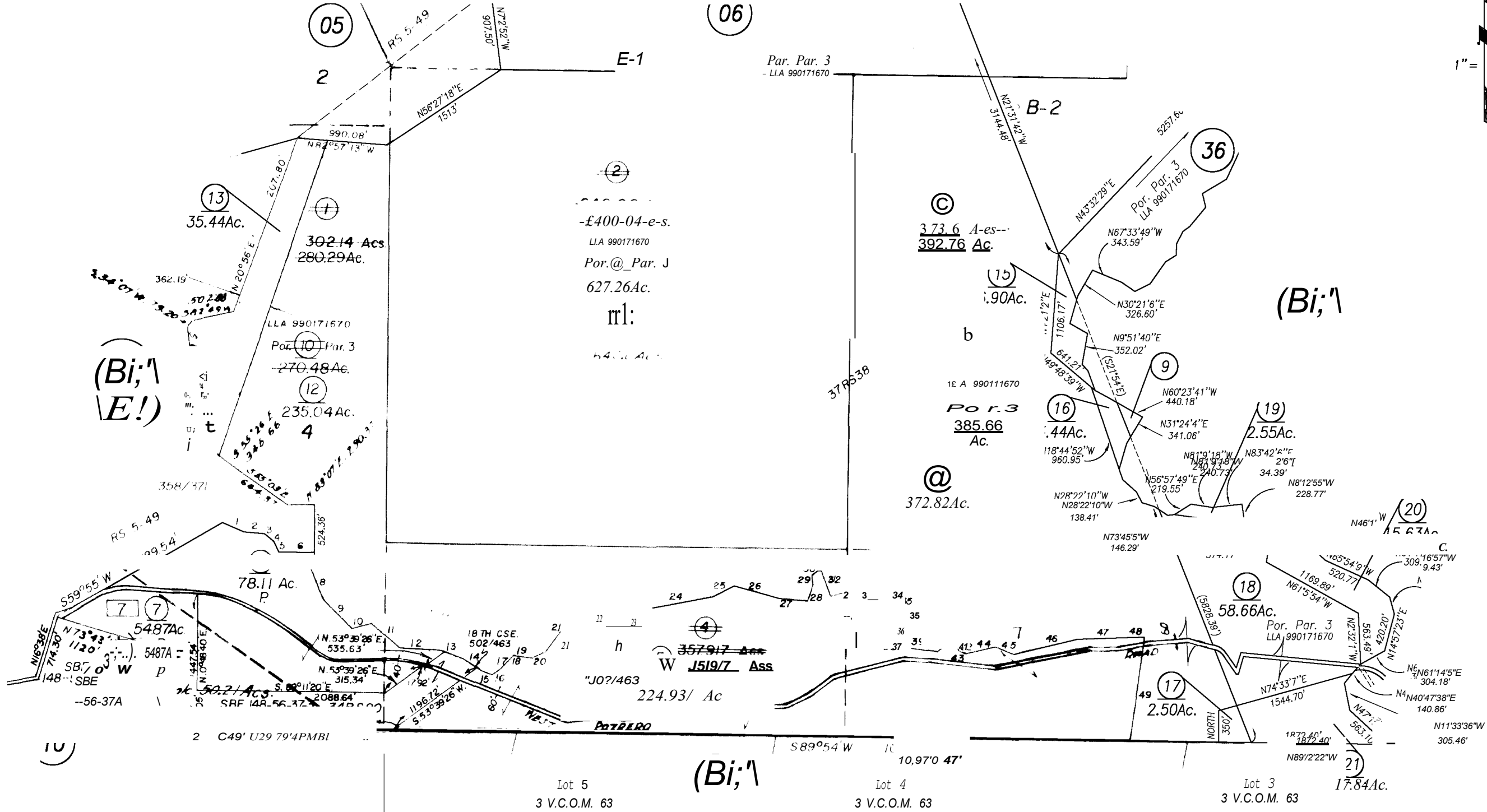
RANCHO GUADALASCA

Tax Rate Area
75001
75054
75059

234-07



SCHEDULE		
PARCEL 4		
1	S 68°15'4"E	26174
2	S 86°09'E	194.30
3	S 62°0'E	80.23
4	S 38°11'E	7017
5	S 2°33'E	14.33
6	N 89°29'E	41039
7	S 9°44'W	219.59
8	S 11°22'E	344.30
9	S 45°1'E	472.13
10	N 75°02'E	201.41'
11	J S 150°27'E	424.70
12	S 88°22'E	436.71
13	S 70°15'E	284.78
14	S 157°27'E	240.38
15	S 70°27'E	12794
16	N 158°39'E	113.58
17	N 150°45'E	106.88
18	N 42°26'E	208.48
19	S 83°17'E	279.95
20	N 14°18'E	100.54
21	N 35°00'E	629.26
22	S 1°00'E	457.54
23	N 48°1'E	383.7
24	N 77°47'E	758.63
25	N 63°45'E	24182
26	S 75°58'E	486.42
27	S 86°0'E	3152.72
28	N 6°52'E	182.04
29	N 7°5'W	9.189
30	N 5°0'E	78.76
31	S 89°07'E	48.32
32	S 22°03'E	24951
33	N 71°5'28'E	1542.14
34	S 75°19'E	168.38
35	S 20°15'B'E	34838
36	S 41°5'46'W	88.52
37	S 10°4'W	1715.79
38	S 26°4'E	77.40
39	S 84°29'E	406.35
40	N 46°11'51'E	171584
41	S 66°E	10736
42	S 17°34'E	16152
43	S 72°2'E	9556
44	N 77°09'E	325.815
45	S 70°38'E	211.80
46	N 71°48'E	70612
47	N 87°4'E	1506.77
48	S 86°04'E	209.84
49	S 7°41'W	125143



UNINCORPORATED AREA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	8-26-2010
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
ROLL		
Compiled By Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

**VENTURA COUNTY FIRE DEPARTMENT****FIRE PREVENTION BUREAU****2400 Conejo Spectrum Street****Thousand Oaks, CA 91320****fire.venturacounty.gov****Office: 805-389-9759 Fax: 805-388-4356**

VCFD 121 – DEFENSIBLE SPACE COMPLIANCE REPORT

Assessor Parcel Number: **2380020055**Approval Date: **6/17/2026 12:00:00 AM**Property Location: **93012**

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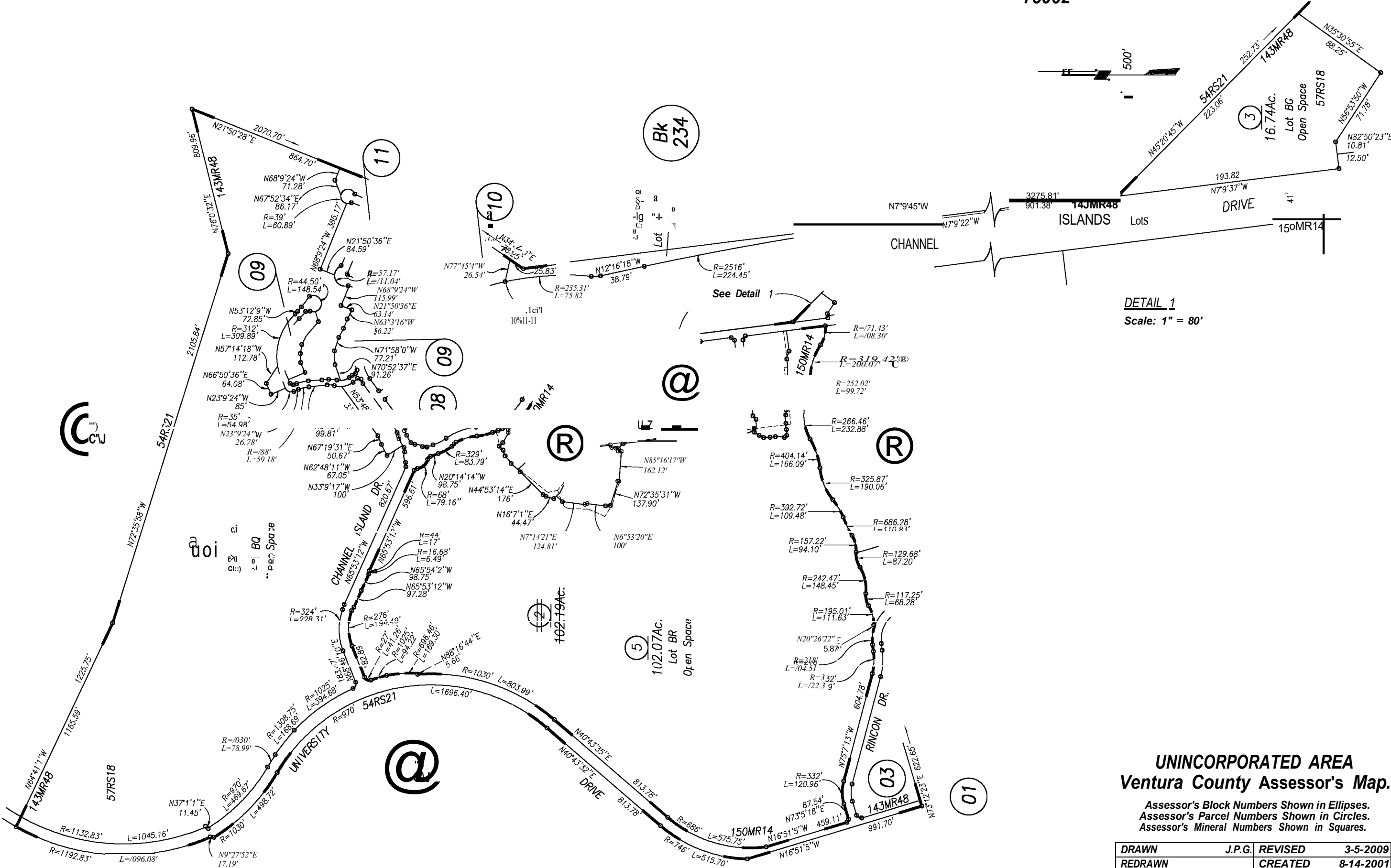
If you receive a Notice to Abate Fire Hazard after the date of this Compliance Report, additional defensible space work may be required. Please contact the fire station listed on the Notice to Abate Fire Hazard for more information.

This report may be disclosed as documentation that the Property Inspected complies with

Public Resource Code Sec 4192, Government Code Sec 51182 or the VCFD Fire Hazard Reduction Program (FHRP) (i.e., the Department's vegetation management ordinance) as of the Date of Approval as required by California Civil Code section 1102.19.

Requirements for defensible space, fire hazard clearance, and general fire safety can be found on our website at [VCFD.org](https://www.vcfcd.org) or [VCFHRP.org](https://www.vcfhrp.org)

Advisory Notice: If you sell or transfer your property, you must notify the new owner of the requirements regarding defensible space and to maintain the property clear of any fire hazard. To receive future notices, you must notify the Ventura County Assessor's office of any mailing address change.



Portion Subdivision Map No.2, CSUC/, M.R. Bk.150, Pg.14
Portion Subdivision Map No.1, CSUC/, M.R. Bk.143, Pg.48

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DRAWN	J.P.G.	REVISED	3-5-2009
REDRAWN		CREATED	8-14-2001
INKED	PLOTTED	EFFECTIVE 02-03	ROLL
PREVIOUS Bk.234, Portion Pg.05			
Compiled By Ventura County Assessor's Office			

**VENTURA COUNTY FIRE DEPARTMENT****FIRE PREVENTION BUREAU****2400 Conejo Spectrum Street****Thousand Oaks, CA 91320****fire.venturacounty.gov****Office: 805-389-9759 Fax: 805-388-4356**

VCFD 121 – DEFENSIBLE SPACE COMPLIANCE REPORT

Assessor Parcel Number: **2380030055**Approval Date: **6/22/2026 12:00:00 AM**Property Location: **93012**

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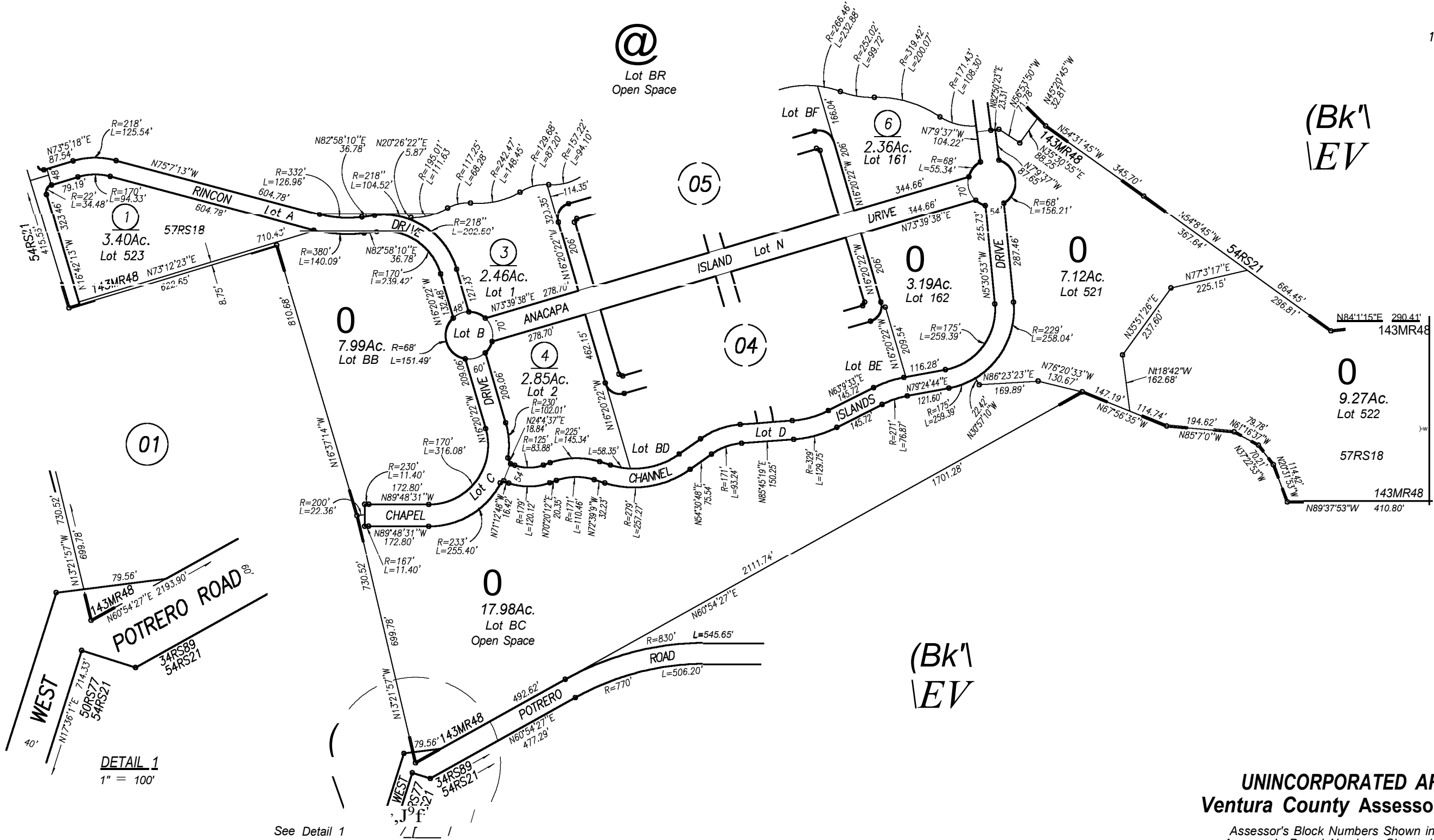
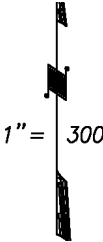
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REDRAWN		CREATED	8-15-2001
INKED	PLOTTED	EFFECTIVE	0203 ROLL
PREVIOUS Bk.234, Portion Pg.05			
Compiled By Ventura County Assessor's Office			